

PO Box 458 \* Veneta, OR 97487 \* 541-935-2191 \* Fax 541-935-1838 \* [www.venetaoregon.gov](http://www.venetaoregon.gov)

**Effective May 21, 2014 - All fees listed are subject to change. Fees are established per City of Veneta Resolution No. 989. Fees are required at the time of application**

**Applications identified below by an asterisk\* represent a deposit amount.** Costs for City staff review of these applications shall be monitored, and any unused portion of the deposits shall be returned to the applicant upon completion of the application process and any ensuing appeals. Any additional City staff review costs incurred beyond the deposit amount shall be charged to and paid by the applicant on a monthly basis.

Technical review and public notice expenses shall be charged to the applicant for the actual amount incurred by the City. Technical reviews of application materials are performed by City designated experts; including but not limited to engineers, attorneys, wetland specialists, geologists, arborists, biologists, and other technical experts. Costs shall be monitored per application, and any unused portion of the deposit shall be returned to the applicant upon completion of the application process and any ensuing appeals. Any additional technical review costs and publication costs incurred beyond the deposit amount shall be charged to and paid by the applicant on a monthly basis.

If more than one application is submitted at the same time, the total deposits for City staff review will be combined and will not be tracked separately. All deposit amounts shall be used before the applicant is billed for any actual costs over and above the combined application deposits.

**Technical Review/Public Notice Deposit\***

Technical Review/Public Notice Deposit	\$350.00
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**Amendments\***

Comp Plan Designation and Zone Change (except SDP/ subzone)	\$1,000 + \$350 Technical Review/ Public Notice
Comp Plan Text Amendment	\$800 + \$350 Technical Review/ Public Notice
Zone Change (map only) (except Specific Development Plan)	\$600 + \$350 Technical Review/ Public Notice
Land Development or Land Division Ordinance Text Amendment	\$200 + \$350 Technical Review/ Public Notice
Specific Development Plan Amendment (SDP)	\$7,500 + \$350 Technical Review/ Public Notice

**Appeals\***

Appeal	\$525 + \$350 Technical Review/ Public Notice
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**Backyard Chicken Permit**

Backyard Chicken Permit	\$25.00
Backyard Chicken Permit (Renewal -36 months)	\$25.00

**Conditional Use Permit\***

Conditional Use Permit	\$775 + \$350 Technical Review/ Public Notice
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**Land Divisions – Partitions\***

Tentative Plan	\$700 + \$350 Technical Review/ Public Notice
Final Plat	\$200

**Land Divisions – Subdivisions\***

Tentative Plan + Final Plat	1,000 + \$25/lot + \$350 Technical Review/ Public Notice
Final Plat	\$350

**Pre-Application Conference**

Pre-Development Conference	\$500
Pre-Development Meeting (cannot be in lieu of Pre-development conference)	\$130

**Property Line Adjustments**

Property Line Adjustments	\$500
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**Site Plan Review and/or Site Plan Amendment\***

Site Plan Review (new developments)	\$1,350 + \$350 Technical Review/ Public Notice
Site Plan Review (Major Amendment)	\$1,350 + \$350 Technical Review/ Public Notice
Site Plan Review (Minor Amendment, involving Planning Commission)	\$450 + \$350 Technical Review/ Public Notice
Site Plan Review (Minor Amendment – administrative)	\$350 + \$350 Technical Review/ Public Notice
Technical Review & Public Notice	\$350

**Temporary Use Permit**

Temporary Use Permit	\$350 + \$350 Technical Review/ Public Notice
Temporary Use Permit Renewal	\$200

**Variances\***

Variance	\$425 + \$350 Technical Review/ Public Notice
Wetland Variance	\$700 + \$350 Technical Review/ Public Notice

**Other Applications**

Floodplain Development Permit*	\$100 + \$350 for Technical Review/ Public Notice
Legal Lot Verification	\$175
Right-of-Way Permit	\$40 \$200 Opening Paved Street (Veneta Municipal Code 12.05 and 12.15) \$150 Opening Unpaved Street (Veneta Municipal Code 12.05 and 12.15)
Tree Removal Permits	Type A – No Charge Type B - \$150 Type C – cost included with consolidated application Type D - \$300